

02/11/02

Committee Members Attending:

Dan Michnik

Jeff Grenzbach, Chairman

Lou Depowski

Phil Sgamma

Eileen Boylan

Wendy Salvati

John Moulin

Agenda Item I : Uniland Office Buildings – 8100 Sheridan Drive 13 acres.

Brian Cook, agent for Uniland, presented the site plan for two office buildings at 8100 Sheridan Drive. One building would be on the upper part of the escarpment and one building would be on the lower portion. There is a difference of 35' between the two levels. They are applying for a rezoning of the parcel as well. Restricted business zone covers about 3.5 acres of the site currently. They are looking to expand this zoning over the entire parcel.

They have received some preliminary correspondence from some involved agencies such as the Department of Environment & Planning as well as the Erie County Water Authority who both stated that there is sufficient capacity in their systems for this use. There were several studies from a previous application for an Alzheimer's care facility. They have expanded those studies and will have all of the results for the next meeting.

Jeff Grenzbach asked about access to the north into Benderson's Eastgate Plaza. Brian said that they would prefer that connection but do not have an agreement to date with Benderson. Jeff Grenzbach mentioned that the western most exit drive would not be conducive for eastbound traffic flow. Brian Cook said that the internal roadway would be graded sufficiently to shield the headlights from the Eastbrooke residences.

Wendy Salvati asked Brian how they are planning to mitigate the visual impacts of an 80' high building. Brian said that they have located the building as far to the West as possible on the site and will provide for significant landscaping along the Eastbrooke residences. They are using this site to showcase the architectural features of the building. Wendy said that even though Transit Road is developed commercially this building would be way out of character. Jeff Grenzbach said that the building height issue would have to go to the Board of Appeals.

Phil Sgamma asked how this plan might correlate with the Eastern Hills Corridor Plan. Jim Callahan said that it makes sense to line up the two drives in order to provide for a signal in the future. Phil also asked if Uniland owned the buildings on the other side of Transit Road. Brian Cook said that they do own on both the north and south sides of Sheridan Drive. They also have built the University Corporate Center off of Maple Drive and Millersport Highway. The buildings under construction now on the north side of Sheridan Drive are going to be three stories.

Brian Cook said that this site is very unique to the area and provides for incredible views to the north. Eileen Boylan said that the corollary to that fact is that people can see this site from five miles away. Brian said that this is Class A office space and it is in very high demand. Uniland does not build too far out ahead of itself before gaining tenants for its space.

Dan Michnik asked about the need for additional office space in the area. Are these companies that you are building for just relocating around WNY or are they from outside the area? Brian Cook said that they mainly do business from expanding companies in the area but that they are actively promoting the area through the Buffalo Niagara Enterprise to companies from outside WNY.

The traffic flows through their developments normally peak at 3-6 p.m. and are quiet at night and the weekends. They do have a tenant for one of their buildings on this site that would like to start in the spring. This project would span over ten years in the worst case. They do not leave any undeveloped lands looking messy. They need to market the land so they keep it looking good. All of the drives are landscaped and treated.

ACTION: Motion by Lou Depowski, and seconded by Jeff Grenzebach, to recommend that the Town Board solicits for Lead Agency status and begins the thirty-day comment period.

VOTING: All Ayes.

MOTION PASSED

Agenda Item II: Gables on the Green, Applicant- Meteor Enterprises, LLC (Tom Hollander)

Susan King, P.E. for the applicant, presented the concept plan to the board. Jeff Grenzebach asked if they are planning to use septic systems for the units. Susan said that they are designing cluster systems according to the topography of the site.

Tom Hollander said that they are planning to cluster the units to decrease the costs of infrastructure and save as much open area as possible. Susan King said that they have been reviewing aerial photography to get a better idea as to vegetation and wetland areas.

Dan Michnik asked if the applicant has investigated the feasibility of this project with the Erie County Water Authority. He believes that there is a lack of pressure in the system at that point. Susan King said that they had some preliminary discussions with the ECWA on capacity issues. They did indicate that during peak periods there was no water available, especially during holidays. Susan said that they are concerned about the volume and pressure in the system. Dan Michnik said that the water system would need to be addressed. Susan King said that they would receive the appropriate approvals from ECWA and the Fire District on capacity before this moves forward.

A concerned resident said that he is concerned about the natural gas lines in the area and the blasting that will occur on site. Tom Hollander said that there would be no blasting on site during construction.

Lou Depowski asked who is doing the traffic study for this project. Susan King said that the Town of Clarence has performed a town-wide study and that they will provide the information to the County Highway Department. Jim Callahan stated that the applicant would have to provide trip generation and distribution data for this project. The town-wide study did not include this project. The County Highway Department will have to authorize the highway work permits for the county road connections to this project.

John Moulin asked which part of this project would be developed first. Tom Hollander said that they would like to start with the townhouse portion first.

The entrance road off of Ransom Road and Bergtold Road do not quite line up with each other. Tom Hollander said that the roads are all private. They plan to landscape them with some of the large boulders on site. They will use little islands of grass to provide for a unique landscape.

Wendy Salvati asked if the applicant has sent anything to DEC Fish & Wildlife Service regarding endangered species. The applicant has not received any correspondence from that

agency yet. Phil Sgamma said that Erie County does not like private sewage systems. Susan King said that the County said that they need more details, but that they would be receptive to a single community design for the single-family homes. The townhouse septic design would be regulated by the DEC.

Tom Hollander said that the topography of the site creates a natural buffer by placing most of the homes below the existing grade around the site. Most of the homes will not be seen, except for parts of them in winter months.

ACTION: Motion by Wendy Salvati, seconded by Dan Michnik, that the board recommend that this item be tabled until an accurate EAF Part I is submitted for review.

VOTING: All Ayes

MOTION PASSED

Agenda Item III: Natale Builders Office/Warehouse Building 9280 Main Street

This item was tabled because the applicant was not present.

Agenda Item IV: Dr. Bloom Medical Office Building 9095 Main Street

John Hale, architect for the applicant, described the project. The building will be about 4,000 sq. ft. and contain four suites that would house Quest Diagnostics, an orthopedic surgeon, a vascular surgeon, and a branch of Windsong Radiology. They showed a site plan that has parking in the front, side, and rear yards of the project. They have a total of 49 spaces.

The septic field would be oriented toward the rear of the property. The building would be brick on all sides and single-story construction.

ACTION: Motion by Wendy Salvati, seconded by Jeff Grenzebach, to recommend a negative declaration be issued by the Town Board regarding this project after reviewing the EAF Part I and II.

VOTING: All Ayes.

MOTION PASSED